066.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,300 / 750,300
					USE VALUE:	750,300 / 750,300
					ASSESSED:	750,300 / 750,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAROOTIAN EDWARD	
Owner 2:	MAROOTIAN ZELLA Z	
Owner 3:		
Street 1:	15 JEFFREY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2513 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9623.000	254,200		496,100	750,300
Total Card	0.221	254,200		496,100	750,300
Total Parcel	0.221	254,200		496,100	750,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.59 | /Parcel: 298.59

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
42368			11/09/18

!5675!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,200	0	9,623.	496,100	750,300		Year end	12/23/2021
2021	101	FV	244,700	0	9,623.	496,100	740,800		Year End Roll	12/10/2020
2020	101	FV	244,700	0	9,623.	496,100	740,800	740,800	Year End Roll	12/18/2019
2019	101	FV	206,900	0	9,623.	460,600	667,500	667,500	Year End Roll	1/3/2019
2018	101	FV	206,900	0	9,623.	460,600	667,500	667,500	Year End Roll	12/20/2017
2017	101	FV	206,900	0	9,623.	404,000	610,900	610,900	Year End Roll	1/3/2017
2016	101	FV	206,900	0	9,623.	368,500	575,400	575,400	Year End	1/4/2016
2015	101	FV	205,900	0	9,623.	326,000	531,900	531,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:35:23

LAST REV

Date	Time
10/10/19	13:35:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5675

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAROOTIAN EDWAR	28364-137		3/27/1998	Family	1	No	No		
MAROOTIAN NEVAR	22049-305		5/20/1992	Convenience	1	No	No		Nevart Marootian dod 1/20/1994
MAROOTIAN EDWAR	20911-356		12/12/1990	Convenience	1	No	No		
MAROOTIAN NEVAR	13592-681		11/28/1978	Convenience	1	No	No		
MAROOTIAN NEVAR	11427-597		11/16/1967	Convenience	1	No	No		
CONTRINO VINCEN	10306-515		7/8/1963		30,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2005	606	Re-Roof	18,170			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	372	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9623		Sq. Ft.	Site		0	70.	0.74	12									496,080						496,100	

Total AC/HA:	0.22091	Total SF/SM:	9623	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	496,080	Spl Credit		Total:	496,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00041723
Adj $ / SQ:	135.056
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368373
Depreciation:	114196
Depreciated Total:	254177

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

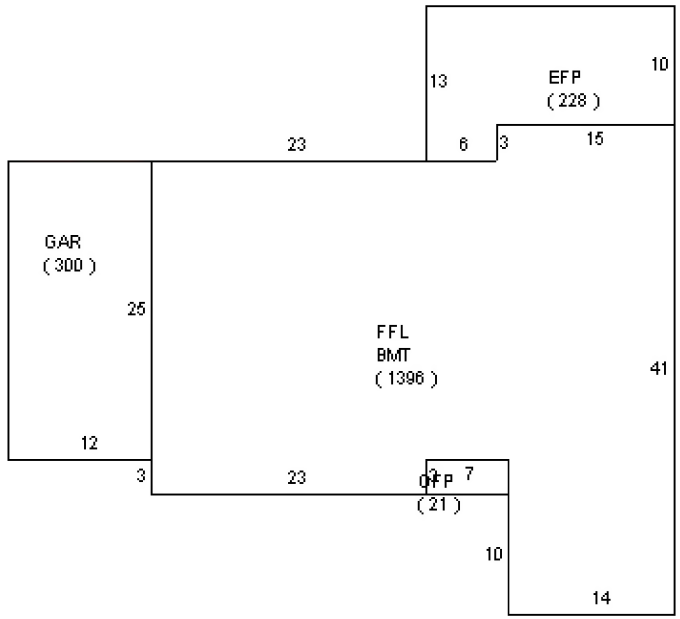
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.06
Special Features:	0	Val/Su Net:	76.09
Final Total:	254200	Val/Su SzAd	182.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,396	61.590	85,974
FFL	First Floor	1,396	135.060	188,539
GAR	Garage	300	23.340	7,003
EFP	Enclos Porch	228	39.180	8,934
OFP	Open Porch	21	44.020	924

Net Sketched Area:	3,341	Total:	291,374
Size Ad	1396	Gross Area	3341	FinArea	2513
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

066.0-0004-0005.0

IMAGE

AssessPro Patriot Properties, Inc